

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, AUGUST 15, 2000

Vice Chair Mathewson called the meeting to order at 7:08 p.m. at the Twin Pines Senior and Community Center.

PRESENT, COMMISSIONERS: Purcell, Peirona, Wiecha, Mathewson

ABSENT, COMMISSIONERS: Parsons, Petersen

PRESENT, STAFF: Interim Community Development Director Macris, Principal Planner de Melo, City Attorney Savaree, Contact Planner Haag, Recording Secretary Wong

AGENDA STUDY SESSION: None.

AGENDA AMENDMENTS: None.

COMMUNITY FORUM (Public Comments): None.

CONSENT CALENDAR

Action Minutes of July 18, 2000

Action Minutes of August 1, 2000

MOTION: By Commissioner Purcell, seconded by Commissioner Wiecha, to approve the July 18, 2000 and August 1, 2000 minutes as amended. Motion passed.

PUBLIC HEARINGS

Public Hearing - 2406 Coronet Blvd. To consider a design review and grading plan to construct a new 2,665 sq. ft. home (Appl. No. 99-1145); APN: 044-241-380; Zoned: R-1B; CEQA Status: Exempt; ARFA Company (Applicant); Curtis and Lynn Wright (Owners)

Contract Planner Haag summarized the staff report, recommending approval. Responding to Commissioner Purcell's question regarding the requirement for a new grading report, Contract Planner Haag stated that significant winters and rains in recent years and the potential for slides and seepage would be covered by a new report. Vice Chair Mathewson opened the public hearing.

Acady Fakturovich, original designer of the project, stated that the proposed layout was found to be the optimum layout considering the topography of the lot, and that the two lots were combined as more excavation would be required to build two houses. He added that public parking on the street was provided at the request of the Public Works Department.

Discussion ensued regarding grading and drainage between the retaining walls. Mr. Fakturovich stated that of the many designs proposed over the years, this one was considered the most adequate because of the difficult topography.

Vice Chair Mathewson opened the public hearing.

Dwight Schwab, 2406 Coronet Blvd., noted that the subject lot is the last open space in the area, and asked that it be left that way. Gary Fry, 2408A Coronet Blvd., stated that he had hoped that the City would purchase the lot in order to preserve the open space. Gordon Furbush, 2411 Coronet Blvd., was concerned about preservation of the character of the neighborhood and about runoff. Raul Mendez, 2403 Coronet Blvd., felt that too much excavation is required, noting that in 1990 less than 1,000 cubic yards. was considered too much, and now they are proposing 1,386 cubic yards. He also expressed concern that the current design is larger than was previously discussed, noting that the square footage of the proposed house as advertised to the neighborhood did not include the garage. Lynn Dinelli, 2408A Coronet Blvd., was concerned that the movement of earth up and down Coronet Boulevard will disrupt the neighborhood and tear up the street, and that the large size of the house will not blend in with the neighborhood. Tim Heapes, 2328 Coronet Blvd., felt that it needs to be determined whether or not this property will support the proposed structure, and that an upgraded geotechnical report is essential. Ray Humbel, 2400 Coronet Blvd., stated that he does not believe that his retaining wall will affect vision from the driveway, and submitted photos to confirm this opinion. He too was concerned about the proposed excavation and asked who will be responsible if the topography does not hold and neighboring properties begin to slide due to the excavation. Rosalie Gearman, 2410 Coronet Blvd., was in favor of keeping the property as open space. She too was concerned about the potential for landslides, as well as sound and privacy issues. Zoya Kogan, 2408 Coronet Blvd., is concerned that the new house will block the views she currently has from all of her rooms, as well as her privacy and the possibility of landslides. Joe Keenan, property owner at 2504 and 2505 Read Ave., shared the concerns expressed by Mr. Humbel and does not want to have to change his address from Read to Coronet should there be a landslide. He stated that there is already a shear slide area that has already encroached on his property as well as 2503 Read Avenue.

MOTION: By Commissioner Peirona, seconded by Commissioner Wiecha to close the public hearing. Motion passed.

Commissioner Peirona felt that the proposed house is an over-build, is too massive for the property and does not fit the neighborhood. He was also concerned about the grading and stated that he would not support the project as submitted.

Commissioner Wiecha stated that the information provided indicates that the structure from the driveway elevation to the top of the roofline is 46' in height, plus 3' to top of the chimney, and the front is 75' wide. She agreed with Commissioner Peirona and felt that the geotechnical report is inadequate to make the criteria as finding in the design review or Finding 1 in the grading plan review, and does not address any existing geologic conditions in the upper portion of the lot. She was also concerned about

the amount of grading, some of which is on City property, and stated that a design alternative will have to be found. Commissioners Mathewson and Purcell concurred.

MOTION: By Commissioner Peirona, seconded by Commissioner Wiecha, to deny the design review and grading plan for the single-family residence at 2406 Coronet Blvd. on the basis that the proposed house would generally not be consistent with the neighborhood, will endanger the stability of the site and pose a significant ground movement hazard to adjacent properties, and the grading plan does not provide adequate information to make Finding 2.

AYES: Peirona, Purcell, Wiecha, Mathewson

ABSENT Parsons, Petersen

City Attorney Savaree stated that staff will prepare revised findings to bring to the next meeting. Commissioner Peirona reiterated that he would not be prepared to go forward with the massive design on the subject lot. Vice Chair Mathewson announced that the Commission's decision can be appealed to the City Council within 10 days.

At 8:05 p.m. Vice Chair Mathewson called for a 5-minute recess. The meeting reconvened at 8:13 p.m.

Public Hearing - 1714 Notre Dame Ave. To consider a floor area ratio (FAR) exception and design review to construct a second and third story addition of approximately 853 sq. ft. to an existing 3,847 sq. ft. home. The proposed new total would be 4,700 sq. ft. where the maximum permitted is 3,500 sq. ft. (Appl. No. 00-1048) APN: 044-124-140; Zoned: R-1B; CEQA Status: Exempt; Michael and Bertha Dae (Applicant/Owner)

The staff report was summarized by Contract Planner Jerry Haag, recommending that the item be continued for redesign, to reduce the proposed amount of square footage. Vice Chair Mathewson opened the public hearing.

Michael Dae, applicant/owner, stated that they want to enlarge their home because their family has grown both in number and size since moving to Belmont.

Jaime Rapadas, project architect, stated that when he measured the house he documented that it is 356 sq. ft. less than was reported at the time of a 1993 patio enclosure addition, and therefore increased the exception request to 497 sq. ft.

Vice Chair Mathewson clarified for the record that, although the entitlement was 4,200 sq. ft. in 1993, once the project was finished they chose not to go to the full extent. That entitlement is now elapsed, so that an 853 sq. ft. addition is now being considered.

MOTION: By Commissioner Purcell, seconded by Commissioner Wiecha, to close the public hearing. Motion passed.

Commissioner Purcell stated that the FAR limits and the limits on sizes of houses are in the ordinances for a reason and she is not eager to exceed them, and recommended that the project be continued for redesign. Commissioner Peirona stated that it appears there are two lots combined, in which case two houses could be placed on the property for a total of approximately 7,000 sq. ft. He understands that FAR exceptions are scheduled for discussion in October and would prefer not to rule on this application until after that discussion, and suggested that the applicant wait perhaps 90 days to resubmit his

application. Commissioner Wiecha was concerned that the proposed 4,700 sq. ft. structure on the lot would set a precedent and could not support it. Vice Chair Mathewson concurred, and noted that very recently the City Council overturned Planning Commission rulings when they were even smaller than this addition.

Responding to Commissioner Peirona's question regarding visual vs. size impacts, City Attorney Savaree stated that both issues need to be considered and the Design Review criteria and FAR ordinance findings in each one talk about compatibility with neighboring and adjoining properties. Both need to be found in the affirmative. Interim Community Development Director Macris added that there are two different criteria for the design and size findings. After discussion regarding the forthcoming review of City ordinances pertaining to design guidelines, how decks, etc. are calculated, Commissioner Peirona suggested that the applicant should work with staff in an effort to amend the plan.

MOTION: By Commissioner Peirona, seconded by Commissioner Wiecha, to continue the public hearing to a date uncertain to allow time for the applicant to work with staff to reduce the proposed amount of square footage.

AYES: Purcell, Wiecha, Peirona, Mathewson

ABSENT: Parsons, Petersen

Public Hearing - 2045 Monroe Ave. To consider a floor area ratio (FAR) exception to allow the construction of a ground floor and lower level addition to an existing 2983 sq. ft. home for a total of approximately 4,159 sq. ft. where a maximum of 3,500 sq. ft. is allowed (Appl. No. 00-1040); APN: 044-084-200; Zoned: R-1B; CEQA Status: Exempt; John D. Turman (Applicant/Owner)

Principal Planner de Melo summarized the staff report, recommended approval.

John Turman, applicant, addressed the Commission, stating that the reason for the project is to provide much needed space for his family, which may one day include his parents.

Responding to Commissioner Mathewson's question regarding the importance of the outbuilding, Mr. Turman stated that it is used for storage of lawn mowers, etc., but if keeping it would absolutely kill the project, he would consider its removal.

Vice Chair Mathewson opened the public hearing.

Mary Soutanian, 2038 Lyon Avenue, stated her concern regarding drainage provisions, adding that the adjacent properties cannot handle any additional water runoff. Principal Planner de Melo noted that there are 6 to 8 conditions of approval that speak to erosion control and storm water runoff for the site as well as the proposed addition. Delia Rogenes, 2040 Lyon Avenue, did not object to the proposed building, but is concerned about provisions for water runoff and smoke that could result from any additional fireplaces. Deborah Turman, applicant, expressed the need for an additional bedroom and bathroom, and stated that they are willing to work something out to avoid drainage onto the adjacent properties.

MOTION: By Commissioner Peirona, seconded by Commissioner Wiecha, to close the public hearing. Motion passed.

Principal Planner de Melo noted that there appears to be a 200' discrepancy between what is indicated on the site plan and what is in written format to the right of the site plan. Commissioner Purcell suggested that, in view of the large size of the family room, the applicant consider reconfiguring the present interior for better usage. Commissioner Wiecha stated that she would not support a 4,159 sq.ft. house at this location but would vote to continue the item for proper plans and dimensions. She felt that a 500 sq. ft. garage should provide ample room for storage, and recommended that the overall square footage be reduced to that allowable for the property.

MOTION: By Commissioner Peirona, seconded by Commissioner Purcell, to reopen the public hearing. Motion passed.

MOTION: By Commissioner Peirona, seconded by Commissioner Purcell, to continue the public hearing to a date uncertain so that the applicant can provide more accurate dimensions on the plans, work with staff to reduce the proposed square footage, and provide adequate drainage and erosion control measures.

AYES: Wiecha, Peirona, Purcell, Mathewson

ABSENT: Parsons, Petersen

REPORTS, STUDIES, UPDATES, AND COMMENTS

Responding to Commissioner Purcell, Principal Planner de Melo stated that the JPCC project will be on the September 5th agenda and the Davey Glen/Ross Woods project will come before the Commission no later than September 19th.

Interim Community Development Director Macris informed the Commission with regret that Recording Secretary Wanda Wong has resigned her position to become Deputy City Clerk for the City of Mountain View.

Commissioner Mathewson stated that he will be unable to attend the City Council meeting on August 22nd as he will be out of town. Commissioner Purcell stated that she will attend as his alternate.

The meeting adjourned at 9:22 p.m. to a regular meeting on September 5, 2000.

Marjorie W. Macris, AICP

Interim Planning Commission Secretary